



NORFOLK

CITY PLANNING COMMISSION MEETING AGENDA

June 11, 2015

12:30 PM – City Planning Commission lunch

1. Roll Call

2. Design Review Items from June 8, 2015 meeting (1:00 PM)

A. Private Projects Action

1. 923-29 & 1001-07 E. Ocean View Avenue; 9640 Chesapeake Street; & 908-24 Hillside Avenue

Applicant: Captain's Landing, LLC

Project Request: Construction of eighteen townhomes

Project Summary: The parcels are rectangular with the proposed buildings sited in the front of the lots facing either E. Ocean View or Hillside Avenues with the detached garages at the rear of the lots. Vehicular traffic will enter through a common lane off of Chesapeake Street. The townhomes are clustered together in rows of four or five units. Each of the units is articulated slightly in front or behind the unit next to it and allows for separate roofs for each unit. All of the units have end gabled roofs. The two-story units have front gabled roofs over the front porch and at the roof on every other unit with shed roofs on the alternating unit. The three-story units have front gabled roofs above the third floor covered balconies with alternating front gables and shed roofs over the front porches. The front entrance doors have transoms above. The materials that are proposed consist of: poured concrete foundation with decorative brick skirts around the entire building; fiber cement siding (both horizontal and board/baton); PVC trim; vinyl porch railings in front and painted in the back; and vinyl double-hung windows 6/1 with the muntin pattern between the glass; and fiberglass roofing shingles. The three-story units have an option for an elevator. The plan calls out landscaped yard and flower beds. These are indicated on the site plan along with the hardscaped areas but the plant species are not identified.

ARB Recommendation: By a vote of 5-0, the ARB recommends approval for the style, material and color as presented with the following conditions:

- The trim shall be a fiber cement product except for the soffit which can be vinyl;
- Bring back the exterior lighting and window details.

2. 2509 Hanson Avenue—Pump Station #153, Phase I

Applicant: City of Norfolk, Department of Utilities—Selo Qejvani

Project Request: Landscape plan for the new construction pump station

Project Summary: The Utility Department is worked with RPOS on the landscaping and hardscaping. The proposed plantings are as follows:

Plant Schedule for Pump Station #153		
Species	Amount	Height
Soft Touch Holly	20	12" min
Emerald Heights Distylium	22	18" min
Kleim's Hardy Gardenia	30	18" min
American Hop Hornbeam Tree	3	8' and 2 1/2" Caliper
Spartina Bakeri	7	18" min
Purple Diamond Loropetalum	13	18" min
Forest Pansy Red Bud Trees	3	8' and 2 1/2" Caliper
American Hornbeam Tree	1	8' and 2 1/2" Caliper
Purple Heights Distylium	5	18" min

This project will install brick pavers in the driveway area. Black aluminum decorative eight-foot high fencing is proposed around the Bypass pump area only.

ARB Recommendation: By a vote of 5 to 0, the ARB recommends approval for the application as presented with the following recommendations:

- Move the American Hornbeam Tree from the Northeast corner of the site to the Southeast corner next to the drive;
- Remove all the mulch along the drive and install sod.

3. Presentations

A. [Zoning Ordinance Update Process](#) – Jeremy Sharp, AICP, Senior Planner

B. [Coastal Character District](#) – Jeremy Sharp, AICP, Senior Planner

4. Public Hearing Preview

5. Director's Comments

A. Council Actions

6. Comments from Commissioners

7. July 2015 Meeting Schedule

Wednesday July 9, 2015

1:00 PM Zoning Field Trip

Thursday, July 10, 2015

1:00 PM Regular Meeting

Thursday, July 23, 2015

1:00 PM Regular Meeting

2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/Planning/designreview.asp